

## INITIAL RECOMMENDATION SUMMARY FORM

### WORKGROUP: LAND USE

#### **OVERARCHING STRATEGIC ISSUES:**

We are singling out two specific actions that we feel will have particular systemic impact on affordable housing in the land use arena:

1. Identify a sustainable source of money for the Affordable Housing Trust Fund, and
2. Increase state level coordination on land use issues by designating a state office of land use at the cabinet level (similar to the Office of the Great Lakes) that will coordinate actions to achieve the recommendations of the Michigan Land Use Leadership Council and serve as an ombudsman for additional sustainable development funding within the state. We envision four major tasks within this action:
  - Obtain executive level support for the office
  - Secure an Executive Directive or order creating the office
  - Designate key staff to serve in the office, and
  - Provide interagency training and education on the importance of the office.

#### **STRATEGIC ISSUE:**

1. Transportation

#### **INITIAL RECOMMENDATION(S):**

1. Increase Transit funding
  - a) Tie transit funding to new affordable housing development funds (see Atlanta model)
  - b) Create a revenue sharing strategy for regional cooperation in transportation.
2. Create Walkable Communities (bikeable)
  - a) Support legislation that would require school site selection to be subject to LOCAL planning and zoning.
  - b) Enhance financial incentives for incorporating walkable routes for new (re)developments.

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**STRATEGIC ISSUE:**

2. Regional Collaboration

**INITIAL RECOMMENDATION(S):**

1. Fair share of Affordable Housing in each community
  - a) Draft a regional fair share housing policy in state legislature. Set measurable affordability goals at the regional level and for local governments, and work with local government, the private sector and the state to ensure that the goals are realized.
  - b) Develop incentives for local governments to remove regulatory barriers to affordable housing.

**STRATEGIC ISSUE:**

3. Anti-Sprawl Measures

**INITIAL RECOMMENDATION(S):**

1. Greenfield vs. Urban Development
  - a) Develop and drive development in areas w/ existing infrastructure and focus affordable housing in built communities. Provide incentives “for building in not out”.
  - b) Recommend planning and zoning change the “rules of the game to even the playing field” by providing streamlined approach for urban revitalization. In other words, enable development in cities and developed areas to proceed as rapidly as in suburbs and open lands.
  - c) Revise/update/ outdated zoning ordinances that presently are identified as promoting exclusionary zoning. Pass new ordinances.
  - d) Require inclusionary land use ordinances at the local level and include the following provisions:
    1. A threshold number of market-rate units that activates the inclusionary requirement for a corresponding percentage of affordable units
    2. Incentives to assist the private sector in providing the affordable units, such as density bonuses, financial subsidy for construction, or down payment assistance to the affordable-home buyer.
    3. A provision for payment in-lieu when the nature of the development (for example, a development of exclusively half-million dollar homes) makes it infeasible to include affordable units.

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#### 2. Zoning

- a) Promote mixed use zoning in communities; enable localities to permit combinations of land use in zoning districts where locally determined to be advantageous to land use functions and desirable in forming sustainable communities.
- b) Provide incentives (through a revised revenue sharing formula) to local units of government when they revise/update their existing zoning ordinances to allow for smart growth development patterns.

#### 3. Planning

- a) Make sure that affordable housing sites are mass transit oriented (street design). Support a housing development density goal that is m. transit oriented (planning/site selection)
  1. Require every municipality in the State to adopt a housing element that addresses adequate and affordable housing for all current and future anticipated residents. (Also see regional collaboration)
  2. Require an affordable housing component in community master plans. By ensuring that affordable housing is addressed in the Plan, a community can lay the groundwork for ensuring that low and moderate income workers can remain in the community.
  3. Change state law to require regional planning agencies (COG's? County level?) to view affordable housing as part of its regular scope of responsibilities. Elevate w/ planning commission.

#### 4. Revenue sharing linked to Affordable Housing/ Regionalism

- a) Update/revise the funding formula (when the present statute expires in '06) to include incentive based tiers of revenue sharing available to those local units exhibiting the incorporation of affordable housing and also addressing this issue on a regional basis with multijurisdictional cooperation.

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**STRATEGIC ISSUE:**

4. Design

**INITIAL RECOMMENDATION(S):**

1. Pair Affordable Housing with Public Amenities and Services
  - a) Locate housing near existing infrastructure, including features and attractions such as schools, parks, greenways, bike paths, community centers, as well as service infrastructure.
2. Devise Appropriately-Mixed Land use Arrangements
  - a) Determine appropriate mixes of land uses and their best locations, sizes and extent of land needed for those uses, and their optimal relations to transportation and other services.
  - b) Establish more Land Banks locally (tax reverted, abandoned or blighted properties) to clear titles for re-sale and re-use, and specifically designating a percentage of these “ready to redevelop” parcels for affordable housing construction within each land bank’s jurisdiction.
3. Housing Rehab
  - a) Restore / rehabilitate housing which is adequate for continued use and fits overall integrated plan for community development.